

Diridon Station Area Plan

High Speed Rail Authority Board Meeting

March 6, 2013



Context and Significance



- **Diridon Station**
 - Caltrain, Amtrak, ACE, LRT, BART, HST
- **Arena (HP Pavilion)**
- **Downtown Strategy 2000**
- **Ballpark**
- **Economic Strategy 2010**

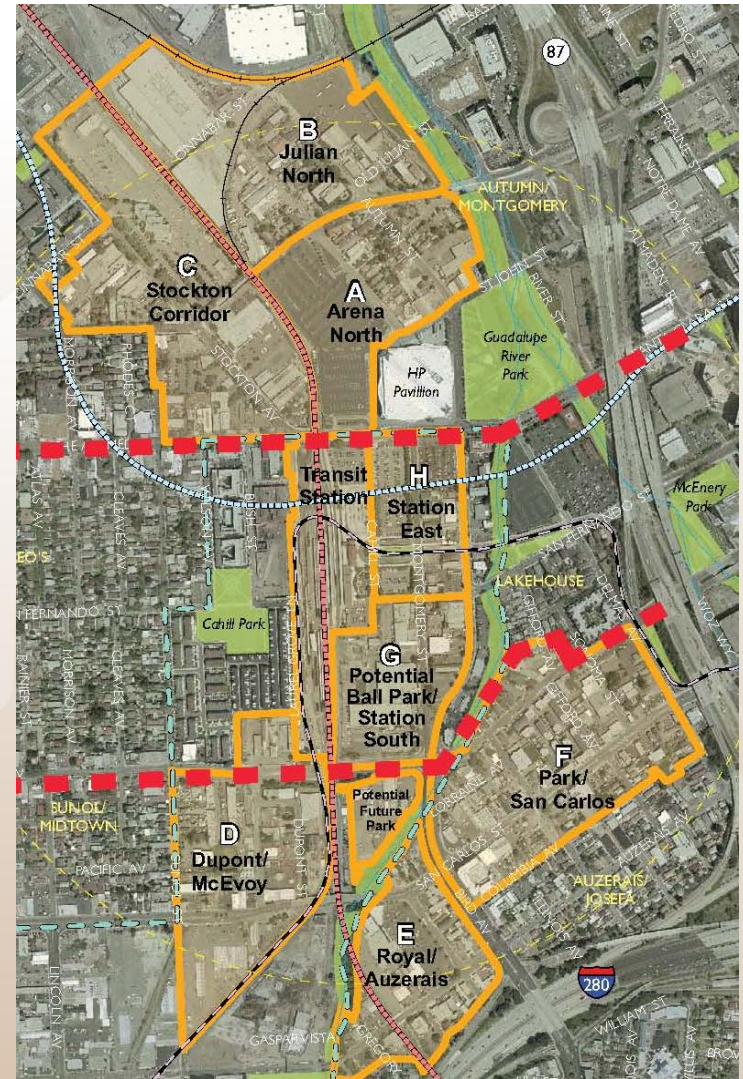
MTC Planning Grant

Grant

- \$750,000 grant approved by MTC plus \$200,000 from City and VTA
- Study area includes 240 acres (1/2 mile radius)
- Study process started June 2009

Goals

- Establish land use plan and policy framework
- Develop a 24-hour/7-day a week commercial and entertainment center
- Expand Diridon Station
- Develop a model plan for pedestrian, bicycle, and transit connectivity
- Enhance and protect existing neighborhoods
- Complete an EIR to encourage and facilitate development



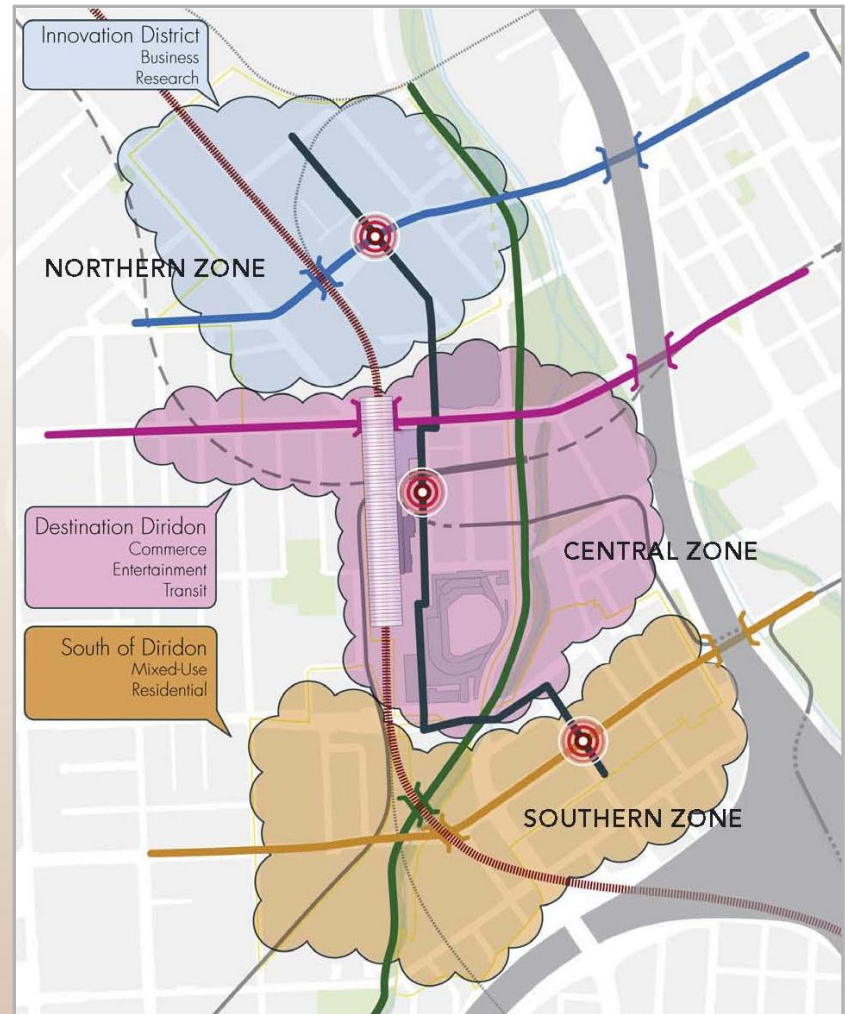
Common Themes

- Establish Diridon Area as local, citywide, and regional destination
- Foster a vibrant public realm that supports walking and bicycling
- Reflect the Silicon Valley spirit of innovation and San José's rich history through iconic world class architecture and distinctive civic spaces
- Use art a defining feature to create a strong sense of place



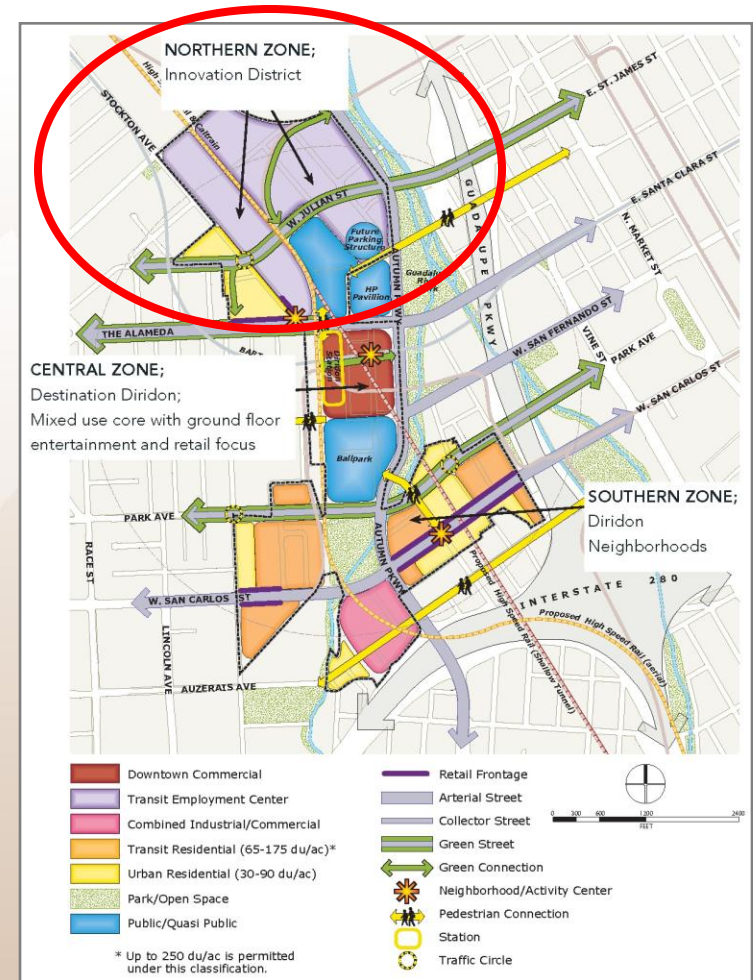
Planned Development Levels

- 4.96 Million SF Office
- 420,000 SF Retail
- 2,588 Residential Units
- 900 Hotel Rooms



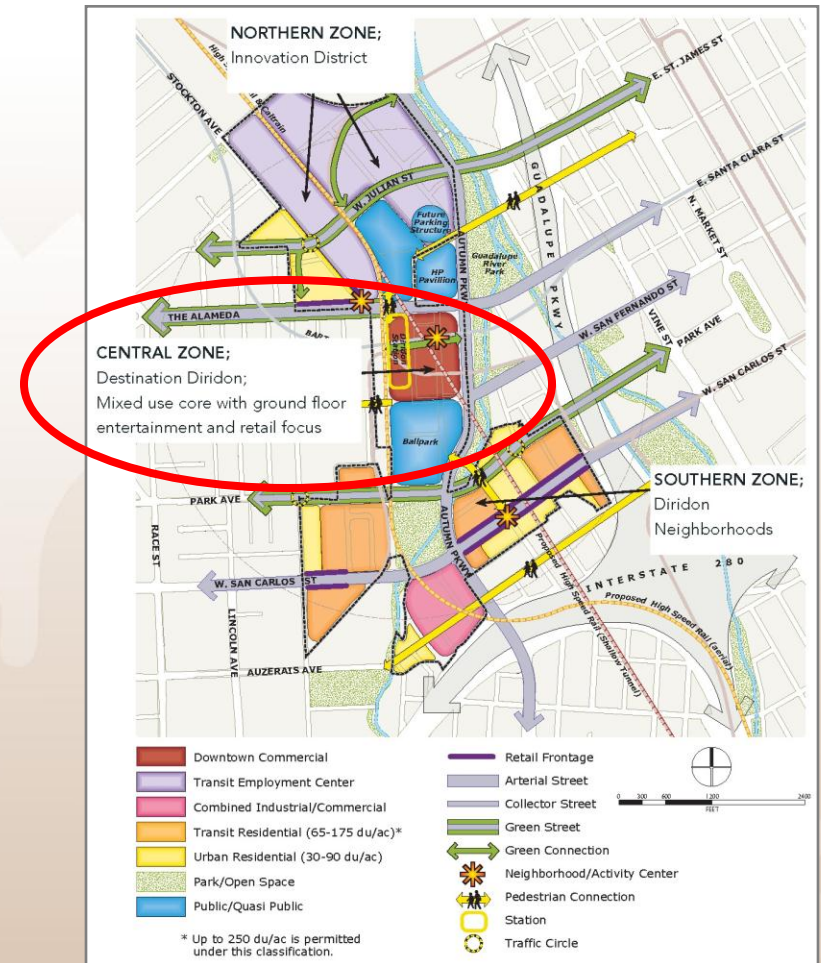
Northern Zone – Innovation District

- Long term development potential
- 3,000,000 SF Office
- 80,000 SF Retail
- 223 Residential Units
- Successful HP Pavilion



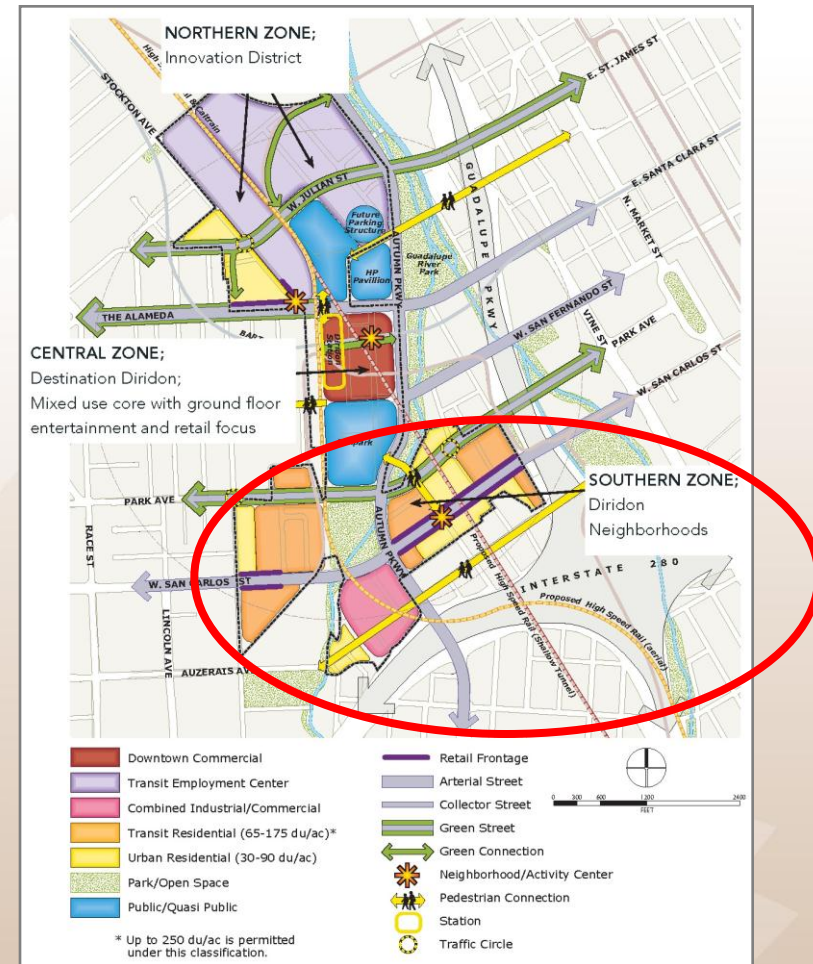
Central Zone – Destination Diridon

- Office, entertainment, transit
- 1,150,00 SF Office
- 140,000 Retail
- 250 Hotel Rooms
- Ballpark



Southern Zone – Diridon South

- Mixed Used Residential
- 800,000 SF Office
- 200,000 SF Retail
- 2,365 Residential Units
- 650 Hotel Rooms

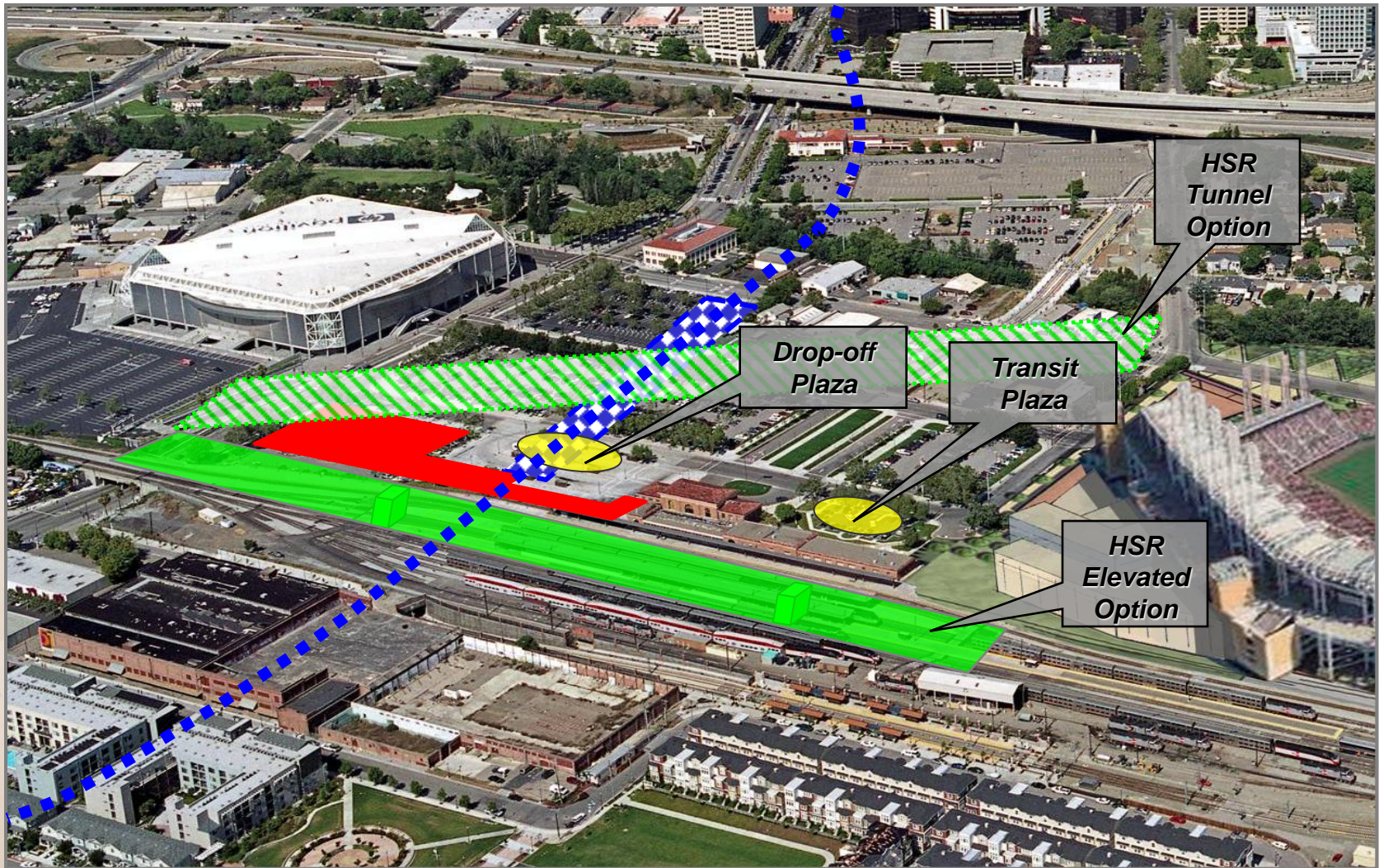


Diridon Station Expansion

Goal: Expand Station to create a well-integrated center of architectural and functional significance

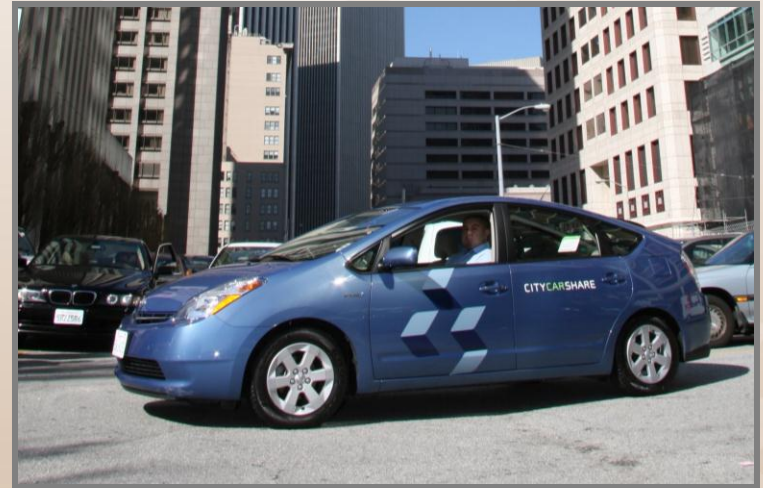


Diridon Station Expansion



Transportation & Parking Strategies

- **Transportation System**
 - Enhance facilities for walking, biking, and transit
 - Pursue Envision 2040 mode shift goals (20% transit, 15% bike, 15% walk)
- **Parking**
 - Encourage best practices (unbundled parking, shared parking, car share)
 - Parking goals only, no proposed changes to current code
 - If more parking is built, parking would replace development



Other Plan Elements



Parks and Open Space



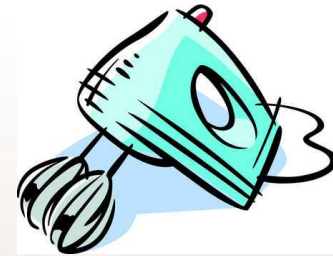
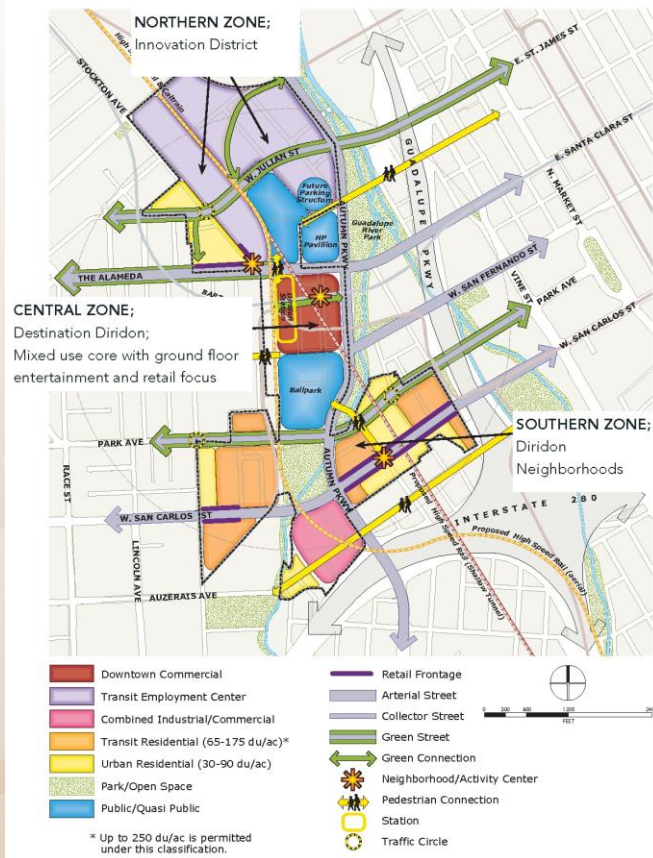
Public Art

Next Steps

Release of Public Draft EIR	June 2013
Council Hearing on Final Plan	Dec 2013
Initiate Phase II Planning Efforts	Fall 2013

Phase II Planning

Develop Zoning Framework



Build-to-lines

Height Limits

Setbacks

Overlays

Permitted Uses

Euclidian Zoning

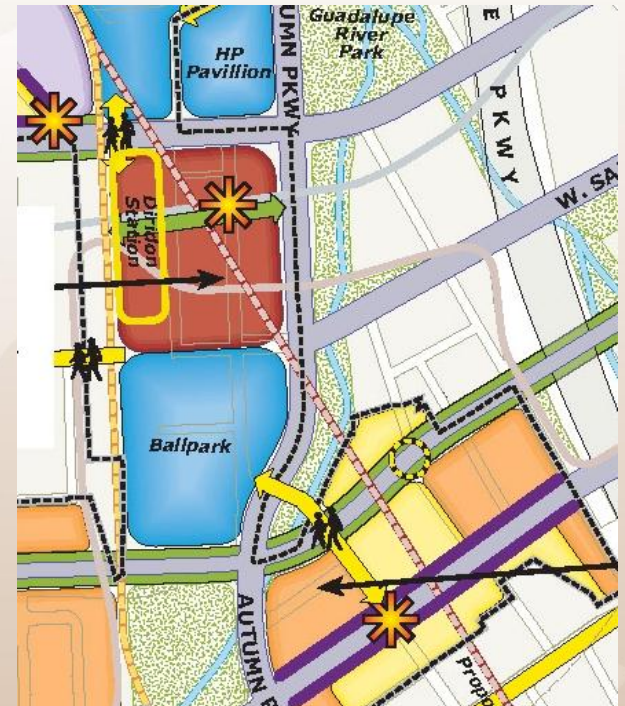
Parking Requirements

From Based Zoning

Phase II Planning

Develop a Joint Powers structure to develop the Central Area

- City of San Jose
- VTA
- Caltrain Joint Powers Authority



Phase II Planning

Evaluate connectivity between station and potential parking locations

- Identify sites for 3800 parking spaces
 - 400 at station
 - 3400 off site (within 3 miles)
- Explore improved connections to Airport, Downtown, and Remote Parking
 - Conventional Shuttles
 - Automated Transit Network



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